ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any Prior to Release conditions (if listed) *must* be completed.

N O T I C E O F D E C I S I O N

Latouche, Dexter

Tuesday, November 17, 2026

Roll: 06415048

RE: Development Permit #PRDP20265253

Lot 4 Plan 9010764 SW-15-26-29-W04M; (292218 TOWNSHIP ROAD 262)

The Development Permit application for Home-Based Business (Type II) for automotive parts business, relaxation of the allowable business use and relaxation to the maximum outside storage requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That a Home-Based Business (Type II), for automotive parts business may operate on the subject lands, in general accordance with the approved application and site plan, and the conditions of this permit, as amended, including:
    i. Relaxation of the allowable business use for a Home-Based Business (Type II) to allow for an automotive related business; and
    ii. That the maximum outside storage area shall be relaxed from **163.1 sq. m (1,755.3 sq. ft.)** to **188.00 sq. m (2,023.6 sq. ft.).**

Permanent:

2. That this Development Permit, once issued, shall be valid for **one (1) year** from the date of issuance.
3. That the Home-Based Business shall be ancillary to the residential use of the parcel.
4. That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
5. That the number of non-resident employees for the operation of this Home-Based Business shall not exceed one (1) at any time.
    i. That an employee in this home-based business is a person who attends the property more than once in a seven (7) day period for business purposes.
6. That the operation of this business may generate up to four (4) business-related visits per day.
    i. That one business-related visit would include one (1) entry into the site and one (1) exit from the site.
7. That the Home-Based Business shall be limited to the dwelling, accessory buildings, and the outside storage area in accordance with the approved Site Plan.

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8. That all outside storage that is a part of the Home-Based Business shall be completely visually screened from adjacent lands and roadways, shall meet the minimum setback requirements, and shall not exceed **188.00 sq. m (2,023.6 sq. ft.)** in accordance with the approved site plan.
9. That any site screening elements approved with the application, to mitigate any visual impacts of the outside storage area upon adjacent lands and/or roadways, including existing solid fence, shall be maintained on site at all times, to the satisfaction of the County.
10. That any expansion of the approved outdoor storage area shall require a new Development Permit.
11. That the operation of this Home-Based Business (Type II) shall be between the hours of 8:00 a.m. to 6:00 p.m. Monday to Friday.
12. That there shall be no Vehicle (Commercial) used as part of the Home-Based Business.
    i. That “vehicle (commercial)” means a vehicle, motor,
    ii. Exceeding 5,500 kg or
    iii. 7.00 m (22.97 ft) in length.
13. That all shipping containers, vehicles, trailers, or equipment used in the Home-Based Business shall be kept within the buildings and approved outside storage area.
14. That any non-domestic wastewater, ani-freeze, oils or fuels that accumulate on site shall be held in sealed tanks, the contents of which shall be pumped out and properly disposed of off-site.
15. That this approval of the Home-Based Business does not include the storage of unlicensed, derelict or salvaged vehicles. Additionally, this approval does not include the automotive repairs, maintenance services or crushing of vehicles.
16. That no off-site advertising signage associated with the Home-Based Business shall be permitted.
17. That there shall be no signage, exterior display, or advertisement of goods or services discernible from the outside of the building.
18. The Applicant/Owner shall also ensure that all personal vehicles, equipment, and/or items not related to the Home-Based Business are organized in a neat and tidy manner or removed from the parcel to the satisfaction of the County.
19. That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority, and at all times, the privacy of the adjacent resident dwellings shall be preserved. The Home-Based Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.

Advisory:

- That there shall be no parking or signage in the County’s Road Right-of-Way at any time.
- That the subject development shall conform to the County’s *Noise Control Bylaw C-8067-2020* and *Nuisance and Unsightly Property Bylaw C-7690-2017* in perpetuity.
- That a maximum of three (3) Vehicles (Recreation) may be stored on the subject lands, in accordance with Section 92(y) of the County’s *Land Use Bylaw C-8000-2020* (LUB) and that a maximum of one (1) Vehicle (Commercial) maybe parked on the subject lands, in accordance with Section 92(x) of the LUB.
- That the site shall remain free of restricted and noxious weeds and maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023],* as amended.

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- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- That it is the responsibility of the Applicant/Owner to obtain all necessary approvals from the Ministry of Environment and Protected Areas the should the development impact any wetlands.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, December 8, 2026,** a Development Permit may be issued, unless there are specific conditions which need to be met prior to release. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the County's Subdivision and Development Appeal Board.

Regards,



Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca

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